

# Assembly Square

---

## Planning Board Hearing

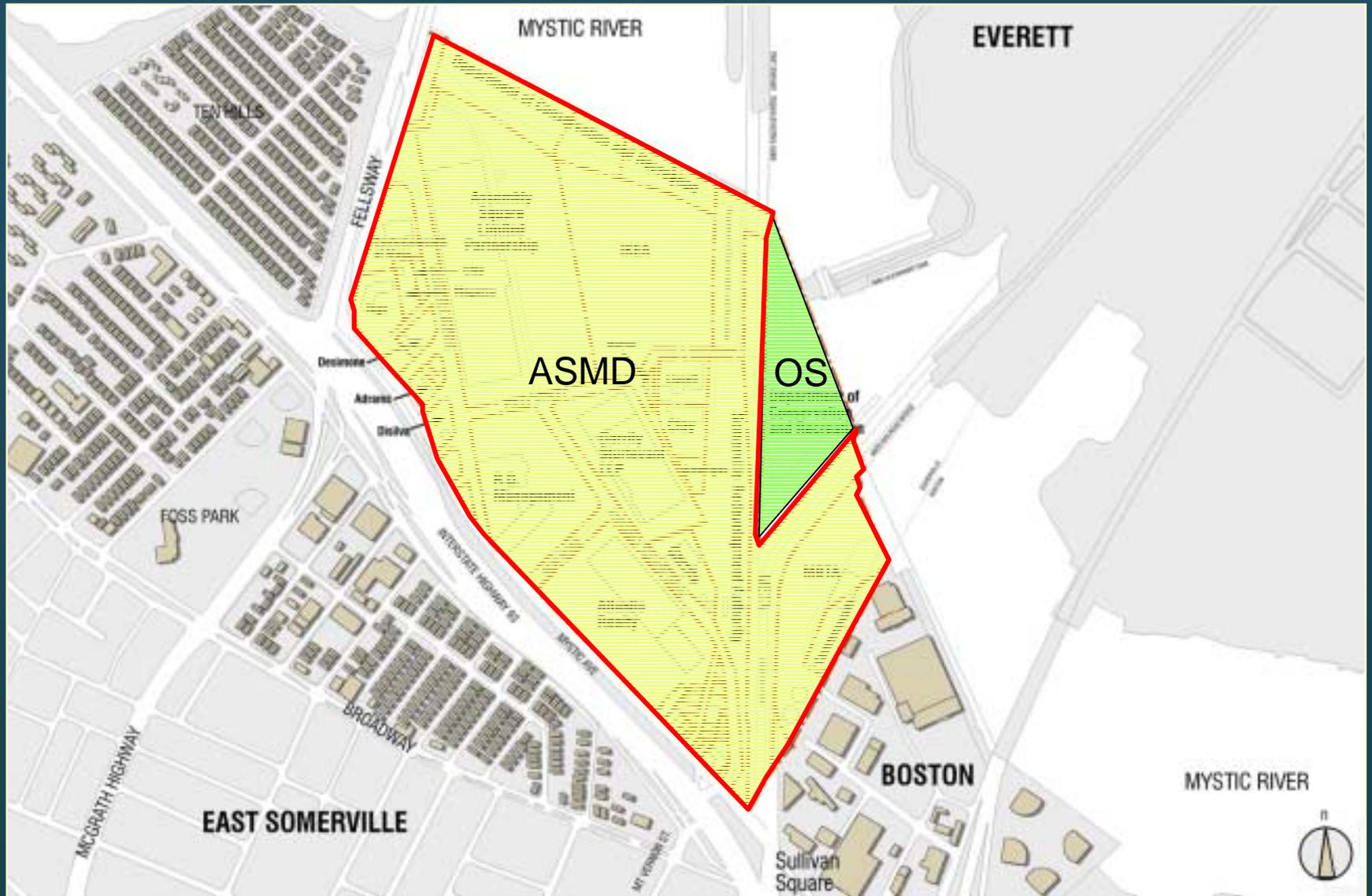
*March 18, 2004*



*Presented by The City of Somerville*

*Joseph Curtatone, Mayor Office of Housing and Community Development*

# Zones: Assembly Square Mixed-Use



**Assembly Square**

# The Assembly Square Planning Report



## Assembly Square

# Recent Development Concepts



**Assembly Square**

# Zoning: Assembly Square Mixed Use District

## Purpose

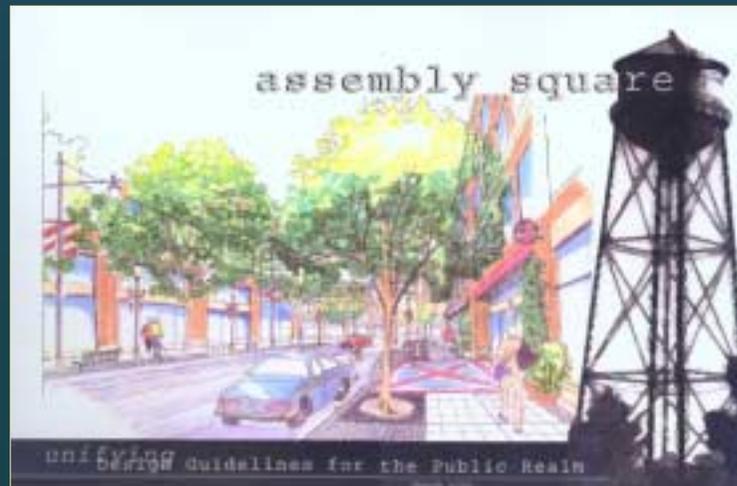
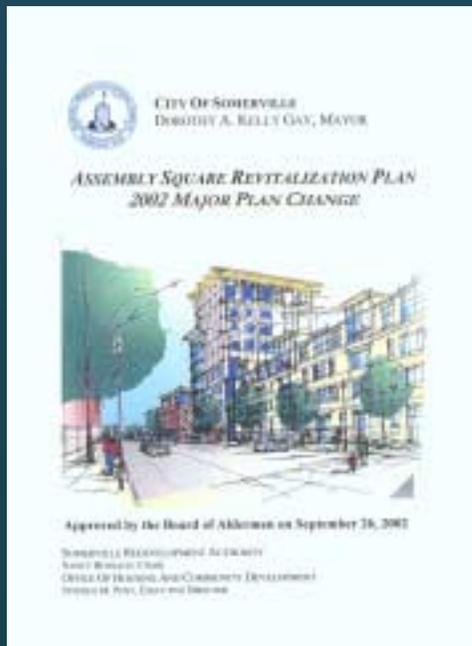
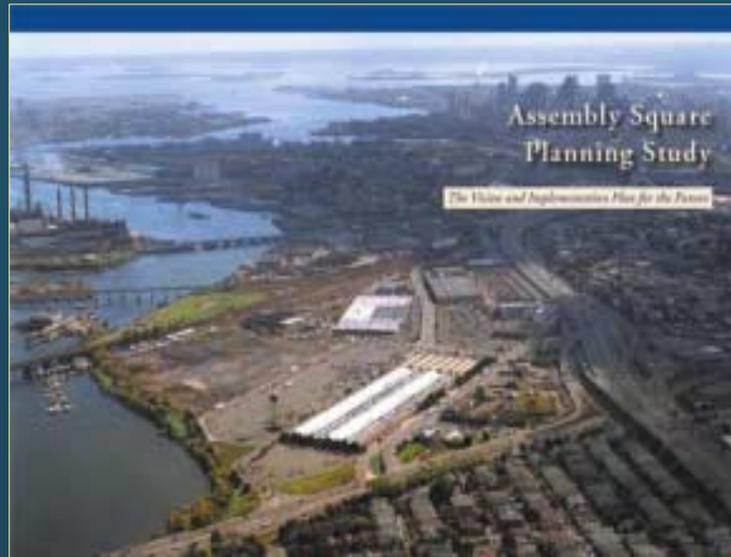
- Replaces underlying zoning and the interim zoning
- Facilitate a mix of uses
- Increase real estate investment and development
- Create new jobs
- Promote access to and within the District
- Replace underutilized land and incompatible uses

# Zoning: Assembly Square Mixed Use District

## Purpose

- Improve utilities and infrastructure
- Clean environmental contamination
- Improve the Mystic River waterfront
- Create new public open space
- Encourage transit-oriented development
- Increase the supply of affordable housing

# Assembly Square Plans



## Assembly Square

# Zoning: Assembly Square Mixed Use District

## The Zoning Saga

- March through August, 2003: Drafts, meetings, submittals and discussion
- **December 8**, 2003: Zoning submitted to Aldermen, Planning Board
- December 23, 2003: Planning Board Hearing
- January 8, 2004: Planning Board Recommendations
- January, February, 2004 : Meetings, discussion, revisions
- **March 1**, 2004: Zoning submitted to Aldermen, Planning Board

# Zoning: Assembly Square Mixed Use District

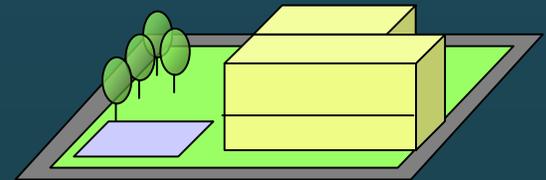
## What's Changed, from December 8 to March 1 Zoning?

- New approach that creates incentives for desirable mixed use development: Priority Permitted Uses
- Use of binding agreements (covenants) to ensure mixed-use development along with major retail projects
- Direct response to Commonwealth priorities for transit-oriented development and housing
- Reinstitution of the Waterfront Overlay District as a the zoning tool to establish standards along the Mystic River

# Zoning: Development Approval Process

## As-of-Right Development

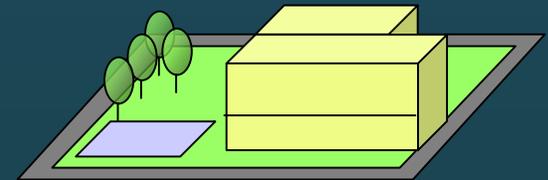
- Available to Permitted Uses
- Less than 10,000 square feet in building area
- Maximum FAR: 1.0
- Maximum Height: 40 feet
- Open Space: 25% total, 10% usable



# Zoning: Development Approval Process

## As-of-Right Development

- Available to Permitted Uses
- Less than 10,000 square feet in building area
- Maximum FAR: 1.0
- Maximum Height: 40 feet
- Open Space: 25% total, 10% usable



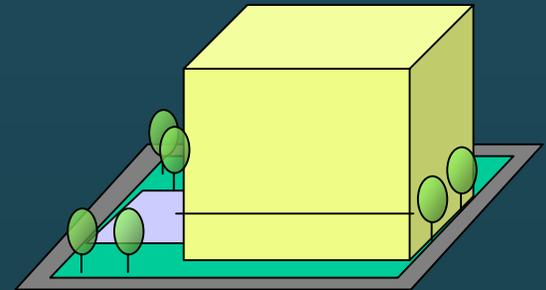
↓  
Building Permit

**Assembly Square**

# Zoning: Development Approval Process

## Development

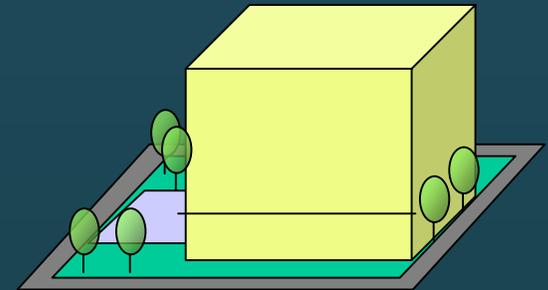
- Available to a list of uses through a Special Permit
- More than 10,000, less than 50,000 square feet in building area
- Maximum FAR: 2.0
- Maximum Height: 50 feet
- Open Space: 25% total, 12.5% usable



# Zoning: Development Approval Process

## Development: Review and Approval (SPSR-A)

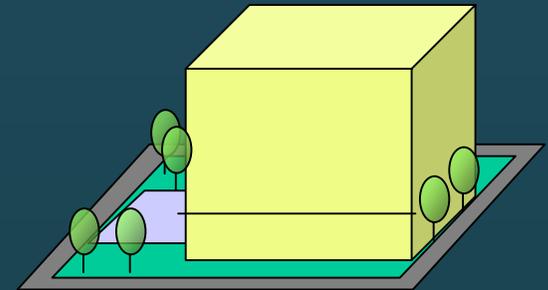
- Transportation Analysis
- Parking Standards
- Landscape Requirements
- Pedestrian Connections
- Design Guidelines



# Zoning: Development Approval Process

## Development: Review and Approval (SPSR-A)

- Transportation Analysis
- Parking Standards
- Landscape Requirements
- Pedestrian Connections
- Design Guidelines



↓  
Planning Board: Special Permit with Site Plan Review

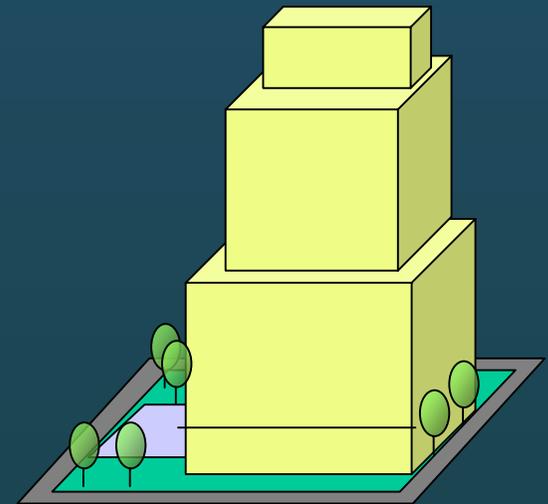
↓  
Building Permit

**Assembly Square**

# Zoning: Development Approval Process

## Large Development

- Available to a list of uses through a Special Permit
- More than more than 50,000 square feet in area
- Maximum FAR: 10.0
- Maximum Height: 125 feet, or 250 feet within 1000' of the new T Station
- Open Space: 25% total,



# Zoning: Development Approval Process

## Large Development Process (PUD-A)

- Step 1: Preliminary Master Plan  
(Planning Board and Design Review Committee)

---

Planning Board: Preliminary Master Plan Approval

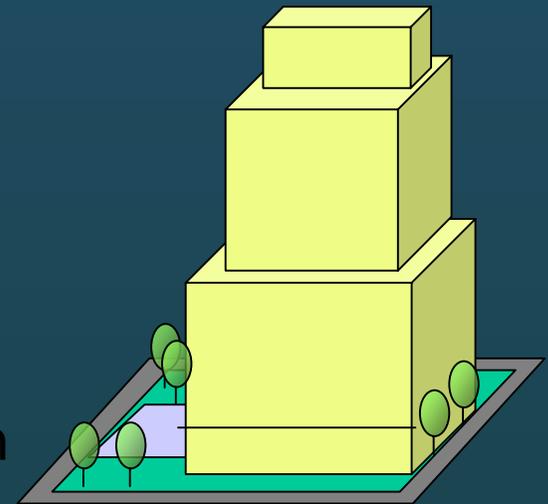
- Step 2: Special Permit with Site Plan and Design Review

---

Planning Board: Special Permit with Site Plan Review

---

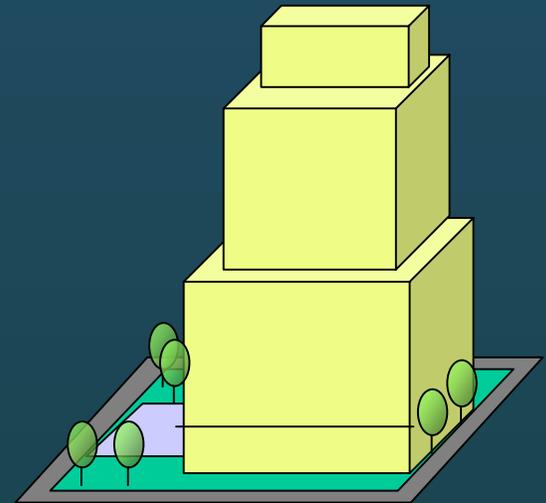
Building Permit



# Zoning: Development Approval Process

## Review Components for Large Development ( PUD-A)

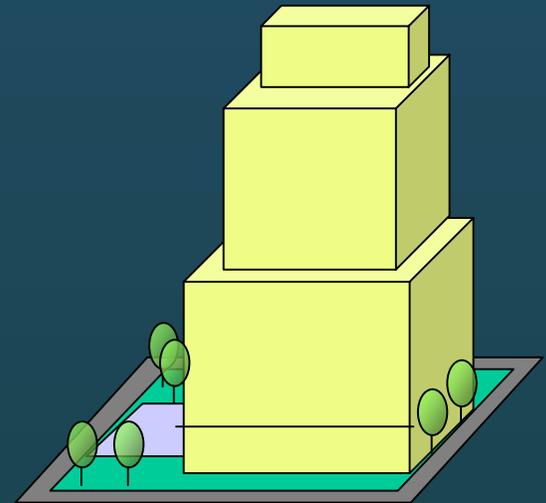
- Transportation Access and Impact Study
- Parking Standards
- Design Guidelines
- Landscape Requirements
- Pedestrian Connections
- Design Guidelines



# Zoning: Development Approval Process

## Review Participants for Large Development ( PUD-A)

- Planning Board (Special Permit Granting Authority)
- Assembly Square Design Review Committee
- Somerville Redevelopment Authority
- PUBLIC



# Zoning: Development Approval Process

## Priority Permitted Use Process

- One Step Process
- Only available for Qualifying Multiple Development/Mixed Use Projects



**Assembly Square**

# Zoning: Development Approval Process

---

## Priority Permitted Use Process: Qualifying Developments

- Transit- Oriented Development
- Housing
- Mixed Use with a Retenanted Mall
- Mixed Use with a Prior-Approved PUD (IKEA)

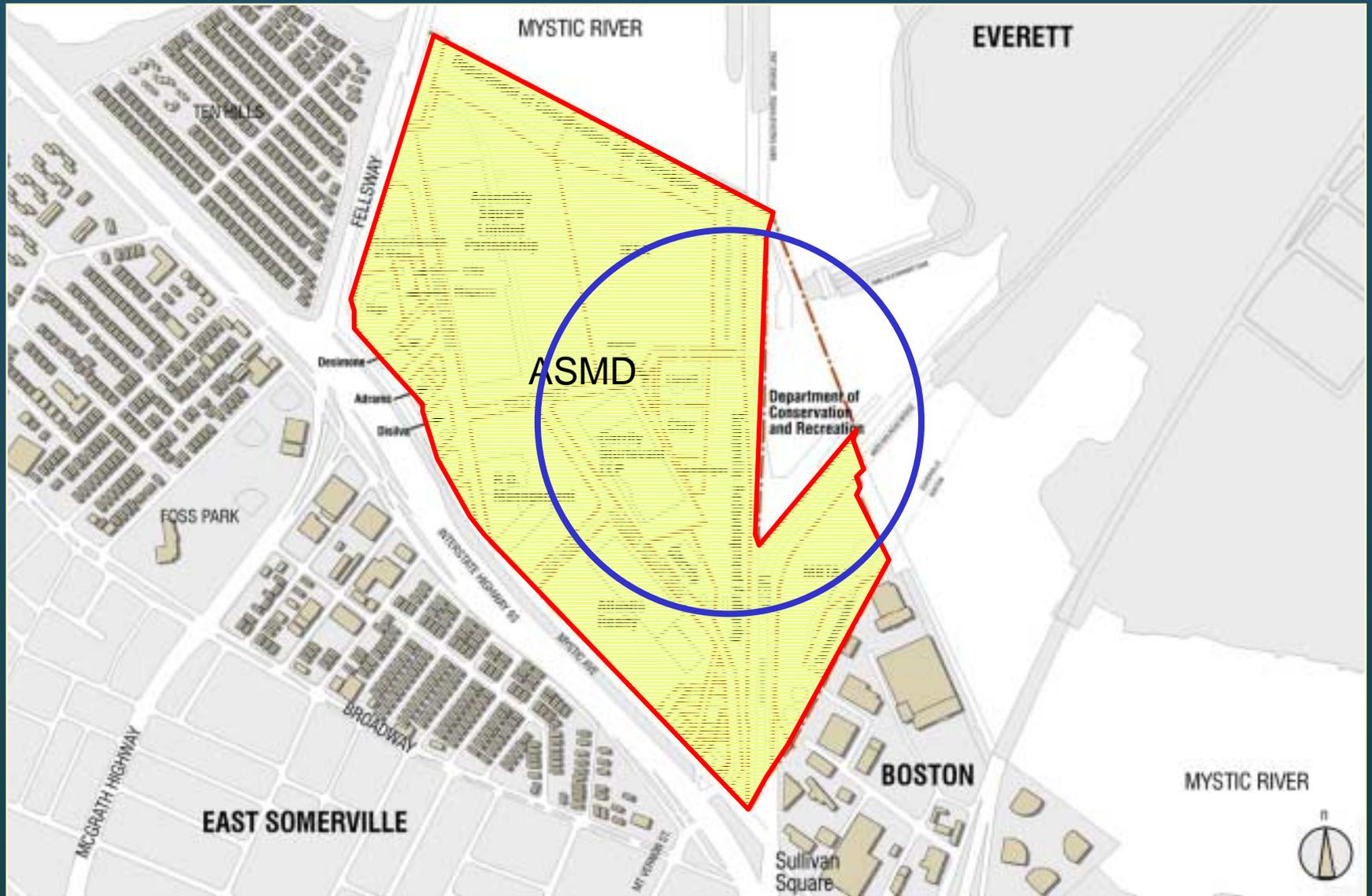
# Zoning: Development Approval Process

## Priority Permitted Use Process: Qualifying Developments

### Transit- Oriented Development

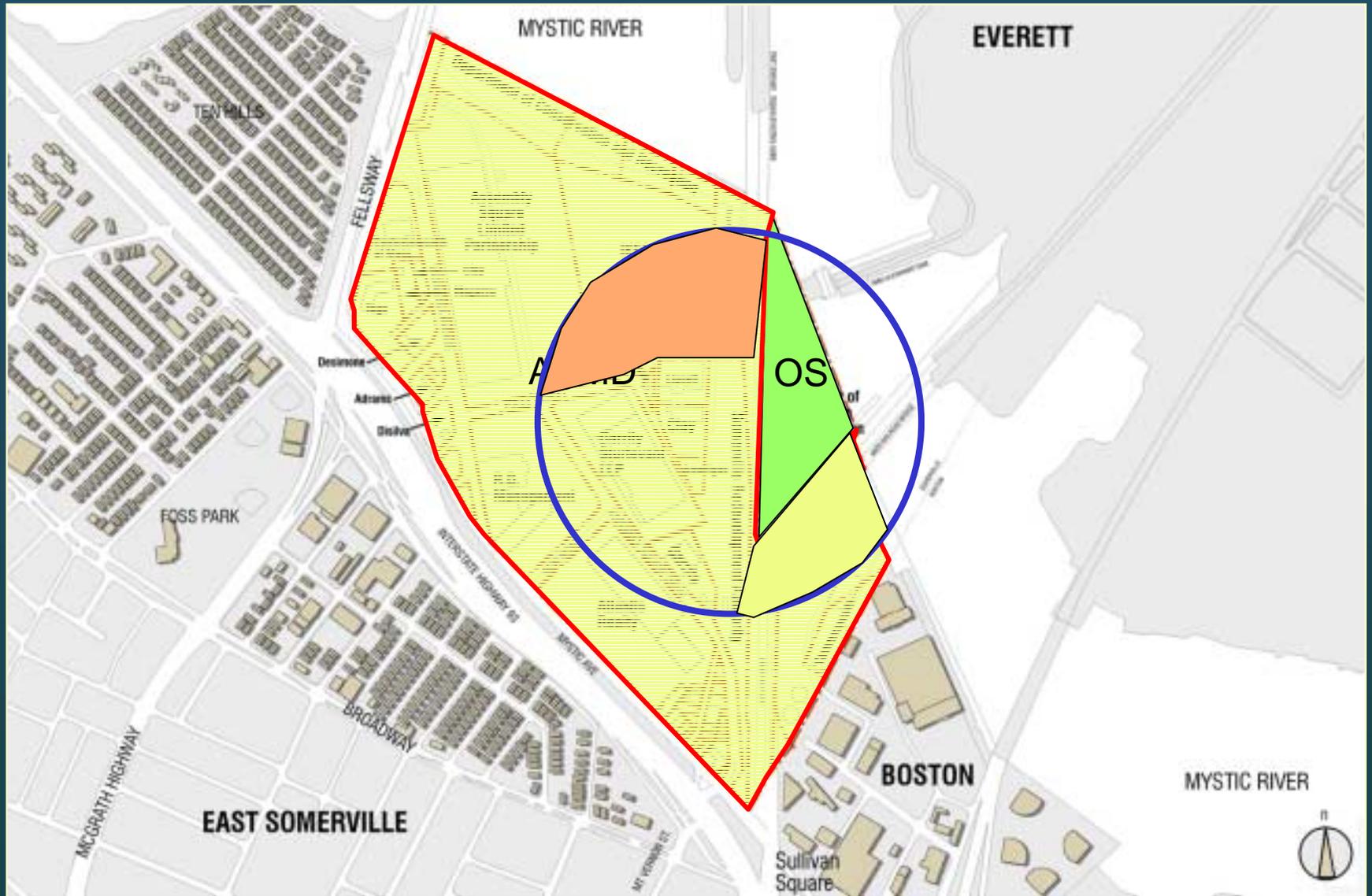
- Two Developments each between 250,000 and 500,000 square feet
- Priority Permitted Use Development may not be larger than the companion Development
- Only one Development can be housing
- Must be within 1,000 feet of the new Orange Line T station

# Zones: Transit Oriented Development



**Assembly Square**

# Zones: Transit Oriented Development



## Assembly Square

# Zoning: Development Approval Process

## Priority Permitted Use Process: Qualifying Developments

### Housing Development

- Developments composed of Housing (at least 150 units, density at 50 units/acre minimum)
- Priority Permitted Use Development may not be larger than the companion Special Permit Development
- Only one Development can be housing



# Zoning: Development Approval Process

## Priority Permitted Use Process: Qualifying Developments

### Retail Development

- Retenancing of a Mall with listed uses that are less than 75,000 square feet each
- Companion Special Permit Development must be mixed use (office, housing), only ground floor retail, and must be between 300,000 and 350,000 square feet of building area

### Covenant

- Must build 75,000 square feet every 18 months over 6 years
- Must ensure construction and public use of Waterfront Access Drive and New Main Street

## Assembly Square

# Recent Development Concepts



**Assembly Square**



**TAURUS**  
 COMMERCIAL REAL ESTATE

**GRAYSTAR**  
 COMMERCIAL REAL ESTATE



**100** *Stewart-Hamilton Realty, Inc.*

**GOODY CLANCY**  
 Architects Planning Preservation

**Carter Burgess**  
 65 East Street  
 Cambridge, MA 02142  
 617-552-0000 1-877-622-0000



# Assembly Square

# Zoning: Development Approval Process

## Priority Permitted Use Process: Qualifying Developments

### Approved Mixed Use PUD Development

- Mixed Uses – Uses, buildings and site plans that have been approved through a Preliminary Master Plan or Special Permit
- May only include ground floor retail

### Covenant

- Must build the Master Plan mixed use development within 7 years
- Must ensure construction and public use of Waterfront Access Drive and New Main Street

# Recent Development Concepts



**Assembly Square**

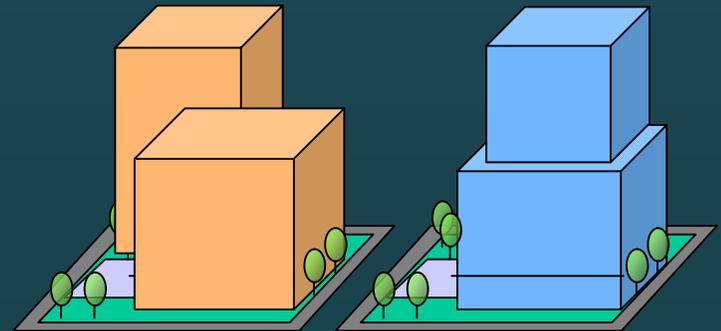
# Priority Permitted Use Process



# Zoning: Priority Permitted Use Process

## Review Participants for Priority Permitted Use Process

- Planning Board (Special Permit Granting Authority)
- Assembly Square Design Review Committee
- Somerville Redevelopment Authority
- PUBLIC



# Zoning: Waterfront Overlay District

---

## **Purpose**

- Promote preservation of significant riverfront open space
- Promote high standards of architectural design

# The River Edge



**Assembly Square**

# The River Edge



**Assembly Square**

# Assembly Square: Real Smart Growth

## Redevelop First

- Focus on land that has already been developed; it is much less costly than new construction



# Assembly Square: Real Smart Growth

## Concentrate New Development

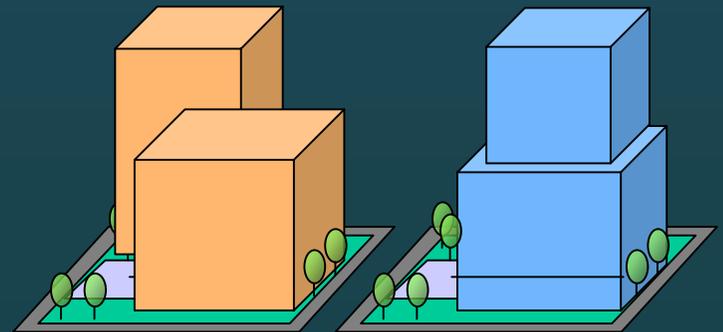
- Mix housing, retail and business development in walkable districts



# Assembly Square: Real Smart Growth

## Be fair

- Equally share the benefits and burdens of development



# Assembly Square: Real Smart Growth

## Restore and enhance the environment

- Protect valuable land



# Assembly Square: Real Smart Growth

**Conserve natural resources**



**Assembly Square**

# Assembly Square: Real Smart Growth

## Expand housing opportunities

### Priority Permitted Use Process: Qualifying Developments

- Transit- Oriented Development
- **Housing**
- Mixed Use with a Retenanted Mall
- Mixed Use with a Prior-Approved PUD (IKEA)

# Assembly Square: Real Smart Growth

**Provide transportation choices**



**Assembly Square**

# Assembly Square: Real Smart Growth

Increase job opportunities



Assembly Square

# Assembly Square: Real Smart Growth

## Promote sustainable businesses

### ***LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED):***

A program operated by the US Green Building Council. More information on LEED including copies of worksheets can be obtained at [http://www.usgbc.org/LEED/LEED\\_main.asp](http://www.usgbc.org/LEED/LEED_main.asp) or by writing US Green Building Council 1015 18th Street, NW, Suite 805 Washington, DC 20036. Development projects in the ASMD are required to complete the applicable LEED worksheets and highly encouraged to attain LEED certification.

# Assembly Square: Real Smart Growth

**Plan regionally**



**Assembly Square**

# Building Towards a Mixed Use Future



**Assembly Square**

# Assembly Square

---

## Planning Board Hearing

*March 18, 2004*



*Presented by The City of Somerville*

*Joseph Curtatone, Mayor Office of Housing and Community Development*